



# Staff Report PC16-008-CP

## Perry Industrial Lot 14 – Concept Plan

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**Docket PC16-008-CP – Concept Plan – Perry Industrial Lot 14.** The petitioner is requesting approval of a Concept Plan to be known as Perry Industrial Lot 6. The subject property is currently zoned I-1 and is approximately 58.3 acres. The property is located at the western end of Performance Way north of CR 550 S and east of SR 267. The petitioner is Becknell Services LLC and the project engineer is Innovative Engineering.



### Site Location

- The property is located within the Perry Industrial Park which accommodates light commercial and professional building construction.
- Lot 6 was rezoned by the Boone County Area Plan Commission with commitments to the land per Ord. 2009-21.
- The property will gain access from Performance Way.

### Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

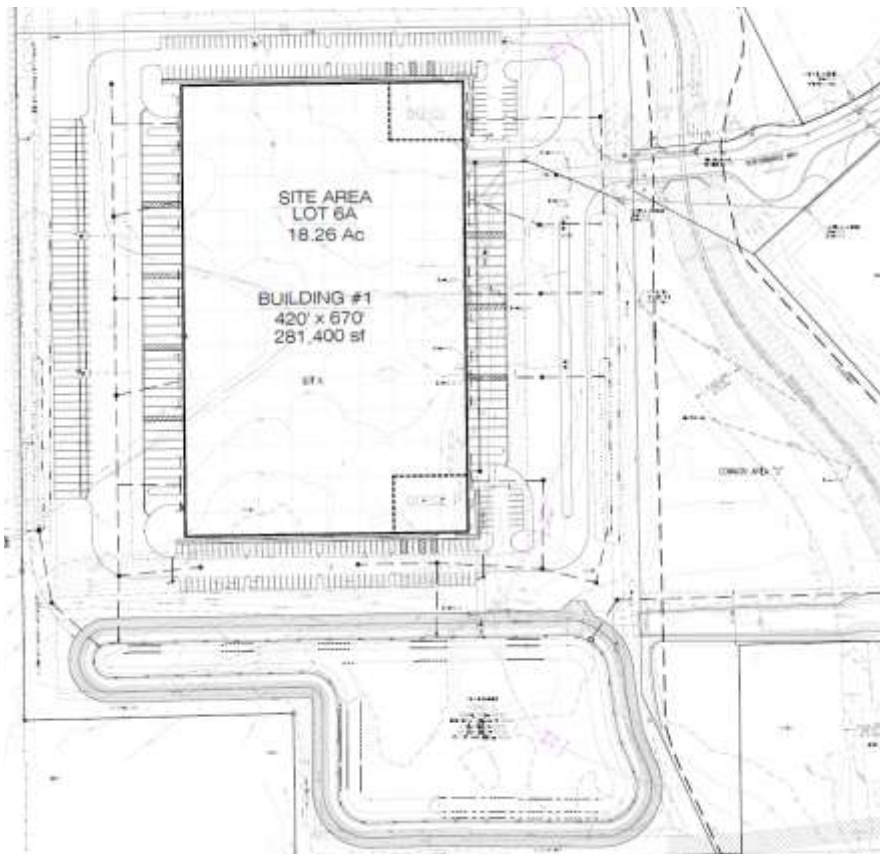
- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

## Proposed Development

Becknell Services LLC is proposing to prepare a 58.3 acre site (Lot 6) to construct a 281,400 square foot building with parking and dock areas. The project includes connection to utilities such as sanitary sewer, water, electricity, telephone to the site. Ground surface reconfigurations will be needed to accommodate the site as White Lick Creek borders the eastern portion of the site. Access to the property will be from Performance Drive.

## Concept Plan

The Concept Plan is shown below:



## Surrounding Zoning and Context

The subject site is currently zoned I-2 General Industry:

- NORTH- Property to the north is zoned I-1.
- SOUTH- Property to the south is zoned R-3.
- EAST- Property to the east is zoned I-1.
- WEST- Property to the west is County jurisdiction currently being used as AG.

## Compliance

The proposed project is designated and zoned to be I-1 General Industry. This district would be used for most types of storage, warehousing, and manufacturing.

**Some permitted Primary Uses within the I-1 area include:** Accounting, Auditing, & Bookkeeping Service, Automobile Body Shop & Painting, Automobile Repair, Service Station, Charitable Institutions, Commercial Testing Laboratories, Engineering & Architectural Service, Farm, Farm Implements & Equipment Sales, Food Processing, Plumbing, Heating & Air Conditioning Dealer, Reupholster & Furniture Repair, Truck Sales, Rental, Leasing, Repair, Wholesale Business, Light Industry. **A complete list of permitted uses are listed in Sec 2.11.b Light Industry Uses.**

### Development Standards Requirements for “Light Industry”

Max Height of Buildings	75’
Min. Road Frontage	45’
Min. Front Yard	20’
Min. Side Yard	10’
Min. Rear Yard	10’

## Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with a development plan submittal.